173.A	0003	0011.B	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	531,300	/	531,300
USE VALUE:	531,300	/	531,300
ASSESSED:	531,300	/	531,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11	-B	SPRING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KHOBARE PARITOSH
Owner 2:	
Owner 3:	
Street 1:	11 B SPRING RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476-5717 Type:

PREVIOUS OWNER

Owner 1:	ZHU KAN & XU DONGXIAO -
Owner 2:	-
Street 1:	11B SPRING RD UNIT 11B
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2004, having primarily Wood Shingle Exterior and 1045 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	531,300			531,300
Total Card	0.000	531,300			531,300
Total Parcel	0.000	531,300			531,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 508.42 /Parcel: 508.42

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

272430

GIS Ref

GIS Ref

Insp Date

09/26/18

!15289!

PREVIOUS ASSESSMENT

Parcel ID: 173.A-0003-0011.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	531,300	0	.		531,300		Year end	12/23/2021
2021	102	FV	522,400	0	.		522,400		Year End Roll	12/10/2020
2020	102	FV	513,500	0	.		513,500	513,500	Year End Roll	12/18/2019
2019	102	FV	501,900	0	.		501,900	501,900	Year End Roll	1/3/2019
2018	102	FV	458,700	0	.		458,700	458,700	Year End Roll	12/20/2017
2017	102	FV	413,600	0	.		413,600	413,600	Year End Roll	1/3/2017
2016	102	FV	354,500	0	.		354,500	354,500	Year End	1/4/2016
2015	102	FV	340,700	0	.		340,700	340,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:30:23

LAST REV

Date	Time
09/23/19	08:45:48
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15289

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZHU KAN & XU DO	65981-247		8/27/2015		451,000	No	No		
CARNEY JOHN A,	44492-5		1/18/2005		355,000	No	No		

USER DEFINED

Prior Id # 1:	114986
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	Measured	DGM	D Mann
4/6/2006	External Ins	BR	B Rossignol
11/9/2004	Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7780													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2004	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.5	%

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	1.07416272
Const Adj.:	0.98010004
Adj $ / SQ:	263.197
Other Features:	53366
Grade Factor:	1.21
NBHD Inf:	1.39999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	556320
Depreciation:	25034
Depreciated Total:	531286

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	445.86
Special Features:	0	Val/Su Net:	508.42
Final Total:	531300	Val/Su SzAd	508.42

SKETCH

UnSketched SubAreas:
GLA: 1045,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,045	263.200	275,041

Net Sketched Area:	1,045		Total:	275,041	
Size Ad	1045	Gross Area	1045	FinArea	1045

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

173.A-0003-0011.B

IMAGE

AssessPro Patriot Properties, Inc